GOVERNMENT OF ANDHRA PRADESH
ABSTRACT

TOURISM – Grant of Incentives to M/s Manjeera Hospitality (Amaravati) Private Limited, Guntur for Development of a 4-Star Hotel (Holiday Inn Brand) in Amaravati as per the provisions of Andhra Pradesh Tourism Policy 2024 -2029 - Orders - Issued.

YOUTH ADVANCEMENT, TOURISM AND CULTURE (TOURISM) DEPARTMENT

G.O.MS.No. 29 **Dated: 09-09-2025**

Read the following:

1. G.O.Ms.No.17, YAT&C (T) Department, Dt:10.12.2024.
2. Proposal of M/s Manjeera Hospitality (Amaravati) Private Limited.
3. Minutes of the SIPB Meeting, Dt:28.08.2025 received through Lr.No.2624402/2024/P&I, Industries & Commerce (P & I) Department, Dt:01.09.2025.

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ORDER: -

In the reference 1st read above, Andhra Pradesh Tourism Policy 2024-2029 has been issued with an aim to create a robust ecosystem that fosters private investment growth by streamlining approval processes, offering incentives and implementing investor-friendly policies, specially focusing on developing anchor destinations to serve as key hubs, attracting both Domestic and International tourists.

2. In the reference 2nd read above, M/s Manjeera Hospitality (Amaravati) Private Limited, Guntur have submitted investment proposal for development of 4-Star Hotel (Holiday Inn Brand) in Amaravati with an investment of Rs.276.79 Croreswith a direct employment potential of 225 people and requested for providing incentives as per the Andhra Pradesh Tourism Policy 2024-2029.

3. The above proposal was placed before the State Investment Promotion Board (SIPB) in its meeting held on 28.08.2025 with the recommendations of State Investment Promotion Committee (SIPC) in its meeting held on 22.08.2025. In the reference 3rd read above, the SIPB has recommended for reimbursement of 100% net SGST for a period of 12 years or up to realization of 100% fixed capital investment, whichever is earlier and to sanction all other incentives as per Andhra Pradesh Tourism Policy 2024-2029.

4. Government, after careful consideration of the recommendations of the State Investment Promotion Board (SIPB) in its meeting held on 28.08.2025 and keeping in view the provisions of Andhra Pradesh Tourism Policy 2024-2029, hereby grant incentives to M/s Manjeera Hospitality (Amaravati) Private Limited, Guntur for development of a 4-Star Hotel (Holiday Inn Brand) in Amaravati subject to the condition that:-

- The 1st and 2nd phases of the project must commencement of commercial operations within a period of three (3) years 3 months, as proposed by the Company.

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- An additional nine (9) months time be granted for the commencement of commercial operations of the 3rd phase, specifically for the development of the service apartment component, considering the time required for the construction of a star-category hotel.
- Until the project attains Mega Category status, the eligible incentives applicable under the Large Category will be extended.

The Incentives are as follows:-

a) Reimbursement of 100% net SGST for a period of 12 years or upto realization of 100% fixed capital investment, whichever is earlier, after achieving Mega status. Till such time Large Category incentives will be provided.

b) Reimbursement of 100% of stamp duty.

c) 10% of Fixed Capital Investment (FCI) limited to ₹25Crore in 5 equal instalments, being a Mega Tourism Project.

d) Electricity charges at industry rates.

e) Reimbursement of electricity duty for a period of 5 years.

f) Property Tax, water supply charges, sewage tax at industry rates will be made applicable, only when company apply for the permissions through the single window platform only.

5. The Chief Executive Officer, Andhra Pradesh Tourism Authority, Vijayawada shall take further necessary action, accordingly.

(BY ORDER AND IN THE NAME OF THE GOVERNOR OF ANDHRA PRADESH)

AJAY JAIN
SPECIAL CHIEF SECRETARY TO GOVERNMENT

To
The Chief Executive Officer, Andhra Pradesh Tourism Authority, Vijayawada.
M/s Manjeera Hospitality (Amaravati) Private Limited through (CEO, APTA).
Copy to:
The Finance (FMU-GAD.II) Department
The PS to Secretary to HCM.
The OSD to Minister for Tourism (TC&C)
The OSD to Chief Secretary
The PS to Special Chief Secretary to Government, YAT&C Dept.,
The G.A. (Cabinet) Department
SF/SC (2957587).

// FORWARDED :: BY ORDER//

SECTION OFFICER